



Renton
& Parr

Premium

HIGH STABLES | TRIP LANE | LINTON | WETHERBY,
WEST YORKSHIRE | LS22 4HX

£1,200,000 PRICE REGION

HIGH STABLES, TRIP LANE, LINTON, WETHERBY, WEST YORKSHIRE, LS22 4HX

A remarkable self build Eco home together with four acre paddock and stables, stunning views and superb location.

High Stables is a remarkable, energy-efficient home born from the vision and determination of its current owners. Designed by award-winning Harrogate architect Ruth Donnelly of Doma Architects, this unique property seamlessly integrates with its natural surroundings while maintaining a low environmental impact.

A Home in Harmony with Nature

Situated in Greenbelt land within a Special Landscape Area and adjacent to a Site of Special Scientific Interest, High Stables gained approval from the government planning inspectorate due to its outstanding design and sustainability credentials. This single-storey, L-shaped residence is constructed using structural insulated panels (SIPS) and clad in Canadian red cedar, which is gracefully aging to a silvery-grey hue. Its insulated meadow grass roof enhances its connection to the landscape, while triple-glazed picture windows to the south and west frame breathtaking countryside views.

Sustainable & Energy-Efficient Living

Built in 2017 High Stables is designed for year-round comfort, featuring a ground source heat pump for underfloor heating, high insulation levels, and an airtight construction. A mechanical ventilation and heat recovery system ensures fresh, healthy air circulation, while the property's own wastewater treatment plant adds to its self-sufficiency. Solar panels have been installed to further enhance the home's eco-friendly credentials. The property is offered with the remainder of a Global 10-year warranty.

Stylish & Functional Interior

The main wing of the home includes:

- A guest bedroom/TV room
- Drying room
- Shower room
- Wide hallway leading into a spacious open-plan living area

The beautifully designed kitchen/dining space boasts an extensive range of fitted cupboards and drawers, worktops, and high-quality integrated appliances, including a Samsung fridge-freezer, combination gas and induction hob with hot plate, wine cooler, oven, and microwave. A peninsula bar adds an extra breakfast bar and recuperation surface. The kitchen space then moves seamlessly into the large living room, where a striking chimney breast houses a Stovax wood-burning fire and acts as a divide between the two areas. Triple-glazed sliding doors open onto a sheltered, recessed decking area overlooking the landscaped wildflower garden.

A smaller wing offers:

- A main bedroom with an en-suite dressing room and shower
- A house bathroom
- An additional guest bedroom

Exceptional Outdoor Space

The property includes a plant room and porch, as well as a separate Art studio built in the same architectural style, offering spectacular views over the Wharfe Valley and an ideal Home Office or additional bedroom, if required. The landscaped gardens feature a generous gravelled forecourt with ample parking, power point, wildflower meadow, lavender borders, and a summer house. Additionally, a stable block and open carport provide storage solutions.

Beyond the gardens, High Stables includes a **four-acre grass paddock**, enhancing its appeal to those who appreciate outdoor space and sustainability.

Prime Location

High Stables is situated on the outskirts of the highly sought-after village of **Linton**, renowned for its picturesque surroundings and charming character. The property is just a short drive from the bustling market town of **Wetherby**, offering a wide range of amenities. For those needing excellent transport links, **Leeds and Harrogate** are both easily accessible, making commuting simple. The property also benefits from **convenient access to major motorway networks**, including the A1(M), ensuring connectivity to York, London, and beyond.

This is more than just a home—it's a lifestyle, offering tranquillity, eco-conscious living, and stunning surroundings.

The vendors say "The house is a joy to live in due to the location and the fabulous views, the cosy ambient heating, constant hot water and the birds and the wildlife passing by the large windows"





TENURE

Freehold

COUNCIL TAX

Band G (from internet enquiry).

SERVICES

We understand mains water, electricity, gas are connected. Drainage to vortex water treatment plant. Underfloor heating via ground source heat pump.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared May 2025

Total floor area 195.5 sq.m. (2,104 sq.ft.) Approx (Includes Art Studio & Plant Room)



Ground Floor

NOT TO SCALE For layout guidance only

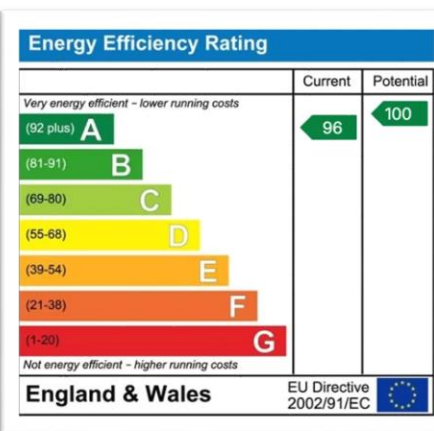


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